



**REAL ESTATE COMMITTEE AGENDA**  
**REAL ESTATE COMMITTEE MEETING OF: MAY 19, 2003**

- CALL TO ORDER
- ANNOUNCEMENT RE: COMPLIANCE WITH OPEN MEETING LAW

**MINUTES:**

PRESENT: COUNCILMEMBERS MACK and WEEKLY

Also Present: DEPUTY CITY MANAGER STEVE HOUCHENS, DEPUTY CITY ATTORNEY TERESITA PONTICELLO, REAL ESTATE AND ASSET MANAGEMENT DIVISION MANAGER DAVID ROARK, CITY CLERK BARBARA JO (RONI) RONEMUS and DEPUTY CITY CLERK GABRIELA S. PORTILLO-BRENNER

ANNOUNCEMENT MADE – Meeting noticed and posted at the following locations:

Las Vegas Library, 833 Las Vegas Boulevard North

Senior Citizens Center, 450 E. Bonanza Road

Clark County Government Center, 500 S. Grand Central Pkwy

Court Clerk's Bulletin Board, City Hall

City Hall Plaza, Posting Board

(3:09 – 3:10)

**AGENDA SUMMARY PAGE**

**REAL ESTATE COMMITTEE MEETING OF: MAY 19, 2003**

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**DEPARTMENT: PUBLIC WORKS**

**DIRECTOR: RICHARD D. GOECKE**

☐

**CONSENT**

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**DISCUSSION**

**SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Mack and Weekly

Discussion and possible action regarding an Interlocal Agreement Number 109073 with the Las Vegas Valley Water District for water service to Parcel Number 139-31-801-014 known as the redevelopment of Fire Station #5 located in the vicinity of Hinson Street and Charleston Boulevard (\$39,269 - Fire & Rescue Capital Improvement Projects) - Ward 1 (M. McDonald)

**Fiscal Impact**

☐

**No Impact**

**Amount:** \$39,269

☒

**Budget Funds Available**

**Dept./Division:** Fire & Rescue

☐

**Augmentation Required**

**Funding Source:** Fire & Rescue Capital Improvement Projects

**PURPOSE/BACKGROUND:**

A necessary part of this project is the installation of water service. Before LVVWD will sign the service connection documents and allow the City to install the water service, the Interlocal Agreement with conditional water commitment must be executed.

**RECOMMENDATION:**

Staff recommends approval

**BACKUP DOCUMENTATION:**

1. Interlocal Agreement #109073
2. Site Map

**COMMITTEE RECOMMENDATION:**

**COUNCILMAN WEEKLY recommended Item 1 be forwarded to the Full Council with a "Do Pass" recommendation. COUNCILMAN MACK concurred.**

**MINUTES:**

COUNCILMAN MACK declared the Public Hearing open.

DAVID ROARK, Manager, Real Estate and Asset Management Division, advised that this matter is regarding the interlocal agreement required by the Water District for the water and fire hydrant facilities at Fire Station #5. Items 2 and 4 of this Agenda involve the corresponding easements. Staff recommends approval.

REAL ESTATE COMMITTEE MEETING OF MAY 19, 2003

Public Works

Item 1 - Discussion and possible action regarding an Interlocal Agreement Number 109073 with the Las Vegas Valley Water District for water service to Parcel Number 139-31-801-014 known as the redevelopment of Fire Station #5 located in the vicinity of Hinson Street and Charleston Boulevard (\$39,269 - Fire & Rescue Capital Improvement Projects)

**MINUTES - Continued:**

No one appeared in opposition and there was no further discussion.

COUNCILMAN MACK declared the Public Hearing closed.

(3:12 – 3:13)

**1-103**

**AGENDA SUMMARY PAGE****REAL ESTATE COMMITTEE MEETING OF: MAY 19, 2003**

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**DEPARTMENT: PUBLIC WORKS****DIRECTOR: RICHARD D. GOECKE**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Mack and Weekly

Discussion and possible action regarding an Easement and Rights-of-Way between the City of Las Vegas and the Las Vegas Valley Water District for water lines and appurtenance(s) to service a portion of Parcel Number 139-31-801-014 for the redevelopment of Fire Station #5 located in the vicinity of Hinson Street and Charleston Boulevard - Ward 1 (M. McDonald)

**Fiscal Impact**☒**No Impact****Amount:**☐**Budget Funds Available****Dept./Division:**☐**Augmentation Required****Funding Source:****PURPOSE/BACKGROUND:**

The City is in the process of going out to bid for the construction of the redevelopment of Fire Station #5. In order to have water lines and appurtenance(s) to service the site, the City is required to grant an Easement and Rights-of-Way to LVVWD for construction of the water lines and appurtenance(s).

**RECOMMENDATION:**

Staff recommends approval

**BACKUP DOCUMENTATION:**

Easement and Rights-of-Way

**COMMITTEE RECOMMENDATION:**

**COUNCILMAN WEEKLY recommended Item 2 be forwarded to the Full Council with a "Do Pass" recommendation. COUNCILMAN MACK concurred.**

**MINUTES:**

COUNCILMAN MACK declared the Public Hearing open.

DAVID ROARK, Manager, Real Estate and Asset Management Division, advised that Items 2 and 4 are regarding the corresponding easement for the interlocal agreement approved in Item 1. Item 3 involves a public drainage easement required within the City. Staff recommends approval of Items 2, 3, and 4.

See related Item 1 for other discussion.

COUNCILMAN MACK declared the Public Hearing closed.

(3:13 – 3:15)

**AGENDA SUMMARY PAGE**

**REAL ESTATE COMMITTEE MEETING OF: MAY 19, 2003**

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**DEPARTMENT: PUBLIC WORKS**

**DIRECTOR: RICHARD D. GOECKE**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Mack and Weekly

Discussion and possible action regarding a Dedication on Parcel Number 139-31-801-014 for a public drainage easement in relation to the redevelopment of Fire Station #5 located in the vicinity of Hinson Street and Charleston Boulevard - Ward 1 (M. McDonald)

**Fiscal Impact**

☒

**No Impact**

**Amount:**

☐

**Budget Funds Available**

**Dept./Division:**

☐

**Augmentation Required**

**Funding Source:**

**PURPOSE/BACKGROUND:**

This Dedication is necessary for a public drainage easement, over, across and under, Parcel Number 139-31-801-014 to serve Fire Station #5, located at 1020 Hinson Street.

**RECOMMENDATION:**

Staff recommends approval

**BACKUP DOCUMENTATION:**

1. Dedication
2. Site Map

**COMMITTEE RECOMMENDATION:**

**COUNCILMAN WEEKLY recommended Item 3 be forwarded to the Full Council with a “Do Pass” recommendation. COUNCILMAN MACK concurred.**

**MINUTES:**

COUNCILMAN MACK declared the Public Hearing open.

DAVID ROARK, Manager, Real Estate and Asset Management Division, was present.

See related Items 1 and 2 for discussion.

COUNCILMAN MACK declared the Public Hearing closed.

(3:13 – 3:15)

**AGENDA SUMMARY PAGE**

**REAL ESTATE COMMITTEE MEETING OF: MAY 19, 2003**

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**DEPARTMENT: PUBLIC WORKS**

**DIRECTOR: RICHARD D. GOECKE**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Mack and Weekly

Discussion and possible action regarding an Easement and Rights-of-Way between the City of Las Vegas and the Las Vegas Valley Water District for a fire hydrant to service the redevelopment of Fire Station #5 located in the vicinity of Hinson Street and Charleston Boulevard - Ward 1 (M. McDonald)

**Fiscal Impact**

☒

**No Impact**

**Amount:**

☐

**Budget Funds Available**

**Dept./Division:**

☐

**Augmentation Required**

**Funding Source:**

**PURPOSE/BACKGROUND:**

The City is in the process of going out to bid for the construction of Fire Station #5. In order to have a fire hydrant to service the site, the City is required to grant an Easement and Rights-of-Way to LVVWD for construction of the fire hydrant and appurtenances.

**RECOMMENDATION:**

Staff recommends approval

**BACKUP DOCUMENTATION:**

Easement and Rights-of-Way

**COMMITTEE RECOMMENDATION:**

**COUNCILMAN WEEKLY recommended Item 4 be forwarded to the Full Council with a "Do Pass" recommendation. COUNCILMAN MACK concurred.**

**MINUTES:**

COUNCILMAN MACK declared the Public Hearing open.

DAVID ROARK, Manager, Real Estate and Asset Management Division, was present.

See related Items 1 and 2 for discussion.

COUNCILMAN MACK declared the Public Hearing closed.

(3:13 – 3:15)

**AGENDA SUMMARY PAGE**

**REAL ESTATE COMMITTEE MEETING OF: MAY 19, 2003**

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**DEPARTMENT: PUBLIC WORKS**

**DIRECTOR: RICHARD D. GOECKE**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Mack and Weekly

Discussion and possible action regarding an Interlocal Agreement Number 108978 with the Las Vegas Valley Water District for water service to Parcel Number 162-03-514-052 known as Huntridge Circle Park (\$850 - Parks Capital Improvement Projects) - Ward 3 (Reese)

**Fiscal Impact**

☐

**No Impact**

**Amount: \$850**

☒

**Budget Funds Available**

**Dept./Division: Public Works/Real Estate**

☐

**Augmentation Required**

**Funding Source: Parks Capital Improvement Projects**

**PURPOSE/BACKGROUND:**

A necessary part of this project is the installation of water service. Before Las Vegas Valley Water District will sign the service connection documents and allow the City to install the water service, the Interlocal Agreement must be executed.

**RECOMMENDATION:**

Staff recommends approval

**BACKUP DOCUMENTATION:**

1. Interlocal Agreement
2. Site Map

**COMMITTEE RECOMMENDATION:**

**COUNCILMAN WEEKLY recommended Item 5 be forwarded to the Full Council with a “Do Pass” recommendation. COUNCILMAN MACK concurred.**

**MINUTES:**

COUNCILMAN MACK declared the Public Hearing open.

DAVID ROARK, Manager, Real Estate and Asset Management Division, stated that the agreement is required by the Water District in order to supply water to this location. The current water facilities are being relocated due to renovation. Item 6 involves the corresponding easement. Staff recommends approval.

No one appeared in opposition and there was no further discussion.

COUNCILMAN MACK declared the Public Hearing closed.

(3:15 – 3:17)





**AGENDA SUMMARY PAGE**

**REAL ESTATE COMMITTEE MEETING OF: MAY 19, 2003**

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**DEPARTMENT: PUBLIC WORKS**

**DIRECTOR: RICHARD D. GOECKE**

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**CONSENT**

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**DISCUSSION**

**SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Mack and Weekly

Discussion and possible action regarding an Easement and Rights-of-Way between the City of Las Vegas and the Las Vegas Valley Water District for water lines and appurtenance(s) to service a portion of Parcel Number 162-03-514-052 for the renovations of Huntridge Circle Park located at 1251 South Maryland Parkway - Ward 3 (Reese)

**Fiscal Impact**

☒

**No Impact**

**Amount:**

☐

**Budget Funds Available**

**Dept./Division:**

☐

**Augmentation Required**

**Funding Source:**

**PURPOSE/BACKGROUND:**

The City is in the process of renovating Huntridge Circle Park. In order to have water lines and appurtenance(s) to service the site, the City is required to grant an Easement and Rights-of-Way to Las Vegas Valley Water District for construction of the water lines and appurtenance(s).

**RECOMMENDATION:**

Staff recommends approval

**BACKUP DOCUMENTATION:**

Easement and Rights-of-Way

**COMMITTEE RECOMMENDATION:**

**COUNCILMAN WEEKLY recommended Item 6 be forwarded to the Full Council with a “Do Pass” recommendation. COUNCILMAN MACK concurred.**

**MINUTES:**

COUNCILMAN MACK declared the Public Hearing open.

DAVID ROARK, Manager, Real Estate and Asset Management Division, was present.

See related Item 5 for discussion.

COUNCILMAN MACK declared the Public Hearing closed.

(3:15 – 3:17)

**AGENDA SUMMARY PAGE****REAL ESTATE COMMITTEE MEETING OF: MAY 19, 2003**

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**DEPARTMENT: PUBLIC WORKS****DIRECTOR: RICHARD D. GOECKE**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Mack and Weekly

Discussion and possible action regarding an Easement and Rights-of-Way between the City of Las Vegas and the Las Vegas Valley Water District for a water facilities easement to service a portion of Parcel Number 138-31-501-003 known as Angel Park Golf Course located in the vicinity of Rampart Boulevard and Alta Drive - Ward 2 (L.B. McDonald)

**Fiscal Impact**☒**No Impact****Amount:**☐**Budget Funds Available****Dept./Division:**☐**Augmentation Required****Funding Source:****PURPOSE/BACKGROUND:**

In order to have water lines and appurtenance(s) to service the site, the City is required to grant an Easement and Rights-of-Way to Las Vegas Valley Water District for construction of the water lines and appurtenance(s).

**RECOMMENDATION:**

Staff recommends approval

**BACKUP DOCUMENTATION:**

Easement and Rights-of-Way

**COMMITTEE RECOMMENDATION:**

**COUNCILMAN WEEKLY recommended Item 7 be forwarded to the Full Council with a “Do Pass” recommendation. COUNCILMAN MACK concurred.**

**MINUTES:**

COUNCILMAN MACK declared the Public Hearing open.

DAVID ROARK, Manager, Real Estate and Asset Management Division, indicated that this involves an easement for the relocation of a water meter and a fire hydrant where a right turnout lane is to be installed, near Angel Park Golf Course. Staff recommends approval.

COUNCILMAN MACK questioned the current ownership of Angel Park. MR. ROARK indicated that Angel Park was taken over by the bank that owns the note and is operating with the same management company that has been there for two years. A new management company would have to be approved by

the City Council. DEPUTY CITY MANAGER HOUCHENS noted that the involvement of the City currently is on discussions of the liquor license.

REAL ESTATE COMMITTEE MEETING OF MAY 19, 2003

Public Works

Item 7 - Discussion and possible action regarding an Easement and Rights-of-Way between the City of Las Vegas and the Las Vegas Valley Water District for a water facilities easement to service a portion of Parcel Number 138-31-501-003 known as Angel Park Golf Course located in the vicinity of Rampart Boulevard and Alta Drive

**MINUTES – Continued:**

No one appeared in opposition and there was no further discussion.

COUNCILMAN MACK declared the Public Hearing closed.

(3:17 – 3:19)

**1-253**

**AGENDA SUMMARY PAGE****REAL ESTATE COMMITTEE MEETING OF: MAY 19, 2003**

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**DEPARTMENT: PUBLIC WORKS****DIRECTOR: RICHARD D. GOECKE**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Mack and Weekly

Discussion and possible action regarding the Agreement for Purchase and Sale of Residential House located at 6280 Queen Irene Court to Jerry Parker, Dorothy Parker, Lee Sorensen, Joyce Sorensen and William Gibson for \$11,000 (incoming funds less closing costs to be applied towards Road Projects/Rights-of-Way acquisition) - Ward 6 (Mack)

**Fiscal Impact**☐**No Impact****Amount:** \$11,000 incoming funds☐**Budget Funds Available****Dept./Division:** Public Works/Real Estate☐**Augmentation Required****Funding Source:** Road Projects/R-O-W acquisition**PURPOSE/BACKGROUND:**

In preparation for the upcoming Durango "S" Curve road alignment, staff will be selling the homes acquired in 2000 & retain the land for road alignment usage. Staff was granted approval at Council 4/16/03 to sell this home. The Parker's, Sorensen's & Mr. Gibson were the highest qualified buyer offering \$11,000. The group holds title to vacant land on which to place the home & also has funds to purchase, dismantle & move the home using a licensed contractor. Any incoming funds (less closing costs) will be applied towards Road Projects/Rights-of-Way acquisition.

**RECOMMENDATION:**

Staff recommends approval

**BACKUP DOCUMENTATION:**

Agreement for Purchase and Sale of Residential House

**COMMITTEE RECOMMENDATION:**

**COUNCILMAN WEEKLY recommended Item 8 be forwarded to the Full Council with a "Do Pass" recommendation. COUNCILMAN MACK concurred.**

**MINUTES:**

COUNCILMAN MACK declared the Public Hearing open.

DAVID ROARK, Manager, Real Estate and Asset Management Division, advised that Item 8 involves the purchase agreement for the house, which was auctioned last month. Item 9 entails the Bill of Sale that will be issued after close of escrow. Staff recommends approval of both items.

REAL ESTATE COMMITTEE MEETING OF MAY 19, 2003

Public Works

Item 8 - Discussion and possible action regarding the Agreement for Purchase and Sale of Residential House located at 6280 Queen Irene Court to Jerry Parker, Dorothy Parker, Lee Sorensen, Joyce Sorensen and William Gibson for \$11,000 (incoming funds less closing costs to be applied towards Road Projects/Rights-of-Way acquisition)

**MINUTES – Continued:**

No one appeared in opposition and there was no further discussion.

COUNCILMAN MACK declared the Public Hearing closed.

(3:16 – 3:19)

**1-169**

**AGENDA SUMMARY PAGE****REAL ESTATE COMMITTEE MEETING OF: MAY 19, 2003**

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**DEPARTMENT: PUBLIC WORKS****DIRECTOR: RICHARD D. GOECKE**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Mack and Weekly

Discussion and possible action regarding a Bill of Sale from the City of Las Vegas to Jerry Parker, Dorothy Parker, Lee Sorensen, Joyce Sorensen and William Gibson in conjunction with their purchase of a City-owned home located at 6280 Queen Irene Court - Ward 6 (Mack)

**Fiscal Impact**☒**No Impact****Amount:**☐**Budget Funds Available****Dept./Division:**☐**Augmentation Required****Funding Source:****PURPOSE/BACKGROUND:**

In preparation for the upcoming Durango "S" Curve road alignment, staff will be selling the homes acquired in 2000 & retain the land for road alignment usage. Staff was granted approval at Council 4/16/03 to sell this home. The Parker's, Sorensen's & Mr. Gibson were the highest qualified buyer offering \$11,000. The group holds title to vacant land on which to place the home & has funds to purchase, dismantle & move the home using a licensed contractor. The incoming funds (less closing costs) from the sale of this guest home will be applied towards Road Projects/Rights-of-Way acquisition.

**RECOMMENDATION:**

Staff recommends approval for the Mayor to execute the Bill of Sale

**BACKUP DOCUMENTATION:**

Bill of Sale

**COMMITTEE RECOMMENDATION:**

**COUNCILMAN WEEKLY recommended Item 9 be forwarded to the Full Council with a "Do Pass" recommendation. COUNCILMAN MACK concurred.**

**MINUTES:**

COUNCILMAN MACK declared the Public Hearing open.

DAVID ROARK, Manager, Real Estate and Asset Management Division, was present.

See related Item 8 for discussion.

COUNCILMAN MACK declared the Public Hearing closed.

(3:16 – 3:19)

**1-169**



**AGENDA SUMMARY PAGE****REAL ESTATE COMMITTEE MEETING OF: MAY 19, 2003**

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**DEPARTMENT: PUBLIC WORKS****DIRECTOR: RICHARD D. GOECKE**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Mack and Weekly

Discussion and possible action regarding the Agreement for Purchase and Sale of Residential House located at 8660 Azure Drive to Centennial Hills, LLC for \$75,000 (incoming funds less closing costs to be applied towards Road Projects/Rights-of-Way acquisition) - Ward 6 (Mack)

**Fiscal Impact**☐**No Impact****Amount:** \$75,000 incoming funds☐**Budget Funds Available****Dept./Division:** Public Works/Real Estate☐**Augmentation Required****Funding Source:** Road Projects/R-O-W acquisition**PURPOSE/BACKGROUND:**

In preparation for the upcoming Durango "S" Curve road alignment, staff will be selling the homes acquired in 2000 & retain the land for road alignment usage. Staff was granted approval at Council 3/19/03 to sell this home. Centennial Hills, LLC was the highest qualified buyer offering \$75,000, they hold title to vacant land on which to place the home & also have funds to purchase, dismantle & move the home using a licensed contractor. Any incoming funds (less closing costs) will be applied towards Road Projects/Rights-of-Way acquisition.

**RECOMMENDATION:**

Staff recommends approval

**BACKUP DOCUMENTATION:**

Agreement for Purchase and Sale of Residential House

**COMMITTEE RECOMMENDATION:**

**COUNCILMAN WEEKLY recommended Item 10 be forwarded to the Full Council with a "Do Pass" recommendation. COUNCILMAN MACK concurred.**

**MINUTES:**

COUNCILMAN MACK declared the Public Hearing open.

DAVID ROARK, Manager, Real Estate and Asset Management Division, commented that this matter involves another house being sold that is located at the Durango "S Curve." The Bill of Sale in Item 11 will be issued after the close of escrow. Staff recommends approval of both items.

COUNCILMAN MACK noted that the money made on this sale is substantial, considering there are a lot of costs associated with relocating a house.

REAL ESTATE COMMITTEE MEETING OF MAY 19, 2003

Public Works

Item 10 - Discussion and possible action regarding the Agreement for Purchase and Sale of Residential House located at 8660 Azure Drive to Centennial Hills, LLC for \$75,000 (incoming funds less closing costs to be applied towards Road Projects/Rights-of-Way acquisition)

**MINUTES – Continued:**

No one appeared in opposition and there was no further discussion.

COUNCILMAN MACK declared the Public Hearing closed.

(3:16 – 3:19)

**1-169**

**AGENDA SUMMARY PAGE****REAL ESTATE COMMITTEE MEETING OF: MAY 19, 2003**

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**DEPARTMENT: PUBLIC WORKS****DIRECTOR: RICHARD D. GOECKE**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Mack and Weekly

Discussion and possible action regarding a Bill of Sale from the City of Las Vegas to Centennial Hills, LLC in conjunction with their purchase of a City-owned home located at 8660 Azure Drive - Ward 6 (Mack)

**Fiscal Impact**☒**No Impact****Amount:**☐**Budget Funds Available****Dept./Division:**☐**Augmentation Required****Funding Source:****PURPOSE/BACKGROUND:**

In preparation for the upcoming Durango "S" Curve road alignment, staff will be selling the homes acquired in 2000 & retain the land for road alignment usage. Staff was granted approval at Council 3/19/03 to sell this home. Centennial Hills, LLC was the highest qualified buyer(s) offering \$75,000, holding title to vacant land on which to place the home & having funds to purchase, dismantle & move the home using a licensed contractor. The incoming funds (less closing costs) from the sale of this guest home will be applied towards Road Projects/Rights-of-Way acquisition.

**RECOMMENDATION:**

Staff recommends approval for the Mayor to execute the Bill of Sale

**BACKUP DOCUMENTATION:**

Bill of Sale

**COMMITTEE RECOMMENDATION:**

**COUNCILMAN WEEKLY recommended Item 11 be forwarded to the Full Council with a "Do Pass" recommendation. COUNCILMAN MACK concurred.**

**MINUTES:**

COUNCILMAN MACK declared the Public Hearing open.

DAVID ROARK, Manager, Real Estate and Asset Management Division, was present.

See related Item 10 for discussion.

COUNCILMAN MACK declared the Public Hearing closed.

(3:21 – 3:23)

**1-370**

**AGENDA SUMMARY PAGE****REAL ESTATE COMMITTEE MEETING OF: MAY 19, 2003**

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**DEPARTMENT: PUBLIC WORKS****DIRECTOR: RICHARD D. GOECKE**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Mack and Weekly

Discussion and possible action regarding an Agreement for the Sale of Real Property between Priority One Commercial (on behalf of the City of Las Vegas) and North Airport Center, LLC, for City-owned Parcel Numbers 139-22-313-004 through 139-22-313-010 (seven vacant lots averaging 6,907 square feet) located on Gregory Street between Elliot and Alexander Avenues (\$138,265 revenue less associated closing costs - Parks Capital Improvement Project Fund) - Ward 5 (Weekly)

**Fiscal Impact**☐**No Impact****Amount:** \$138,265 revenue-closing costs☐**Budget Funds Available****Dept./Division:** Public Works/Real Estate☐**Augmentation Required****Funding Source:** Parks Capital Improvement Project Fund**PURPOSE/BACKGROUND:**

On 1/17/01, Council approved marketing of the seven (7) parcels listed above. These are vacant parcels of land that the City has no current or future plans for. The land has been vacant for decades and has the potential to be alleviated and provide revitalization of the area. The lots are currently zoned R-3, Medium Density Residential and Apartment District, and each lot is an average size of 6,907 square feet.

**RECOMMENDATION:**

Staff recommends approval

**BACKUP DOCUMENTATION:**

1. Agreement for the Sale of Real Property
2. Counter Offer

**COMMITTEE RECOMMENDATION:**

**COUNCILMAN WEEKLY** recommended Item 12 be forwarded to the Full Council with a “Do Pass” recommendation. **COUNCILMAN MACK** concurred.

**MINUTES:**

**COUNCILMAN MACK** declared the Public Hearing open.

**DAVID ROARK**, Manager, Real Estate and Asset Management Division, remarked that the City received an offer for seven vacant lots, which have never been developed, to develop single-story

homes. This is the second offer for that property within the past six months. The first offer was for two-story development, which the neighbors objected to because they did not want anything

REAL ESTATE COMMITTEE MEETING OF MAY 19, 2003

Public Works

Item 12 – Discussion and possible action regarding an Agreement for the Sale of Real Property between Priority One Commercial (on behalf of the City of Las Vegas) and North Airport Center, LLC, for City-owned Parcel Numbers 139-22-313-004 through 139-22-313-010 (seven vacant lots averaging 6,907 square feet) located on Gregory Street between Elliot and Alexander Avenues (\$138,265 revenue less associated closing costs - Parks Capital Improvement Project Fund)

**MINUTES – Continued:**

to overlook their property. He recommended approval, noting that a neighborhood meeting was scheduled for that evening where the developer is supposed to present the project and explain it in detail. Depending on the response of the residents, he might change his recommendation.

RICHARD STRIEGEL, Sunbelt Engineering, Inc., appeared on behalf of the applicant, who advised him to appear and answer any questions. MR. ROARK preferred that MR. STRIEGEL make a presentation at that evening's meeting.

COUNCILMAN MACK indicated that the Real Estate Committee was only considering the sale, not the site plan.

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No one appeared in opposition and there was no further discussion.

COUNCILMAN MACK declared the Public Hearing closed.

(3:23 – 3:27)

**1-440**



**AGENDA SUMMARY PAGE****REAL ESTATE COMMITTEE MEETING OF: MAY 19, 2003**

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**DEPARTMENT: PUBLIC WORKS****DIRECTOR: RICHARD D. GOECKE**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Mack and Weekly

Discussion and possible action authorizing staff to enter into negotiations with From Dreams To Reality for lease of approximately 2,800 square feet of office space located at Stupak Community Center, 300 West Boston Avenue - Ward 1 (M. McDonald)

**Fiscal Impact**☒**No Impact****Amount:**☐**Budget Funds Available****Dept./Division:**☐**Augmentation Required****Funding Source:****PURPOSE/BACKGROUND:**

From Dreams To Reality (FDTR) is in need of office space to maintain operation of its business which supports the needs of immigrants and their families and to those less fortunate. There is approximately 2,800 feet of usable office space available at Stupak Community Center, which can be used to accommodate their office.

**RECOMMENDATION:**

Staff recommends approval

**BACKUP DOCUMENTATION:**

1. Site Map
2. Disclosure

**COMMITTEE RECOMMENDATION:**

**COUNCILMAN WEEKLY recommended Item 13 be forwarded to the Full Council with a "Do Pass" recommendation. COUNCILMAN MACK concurred.**

**MINUTES:**

COUNCILMAN MACK declared the Public Hearing open.

DAVID ROARK, Manager, Real Estate and Asset Management Division, reported that the lease is necessary to allow this non-profit organization use the Stupak Community Center to put on programs. Staff recommends approval.

No one appeared in opposition and there was no further discussion.

COUNCILMAN MACK declared the Public Hearing closed.

(3:27)

**1-556**

**AGENDA SUMMARY PAGE****REAL ESTATE COMMITTEE MEETING OF: MAY 19, 2003**

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**DEPARTMENT: PUBLIC WORKS****DIRECTOR: RICHARD D. GOECKE**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Mack and Weekly

Discussion and possible action authorizing staff to submit a letter to the Bureau of Land Management relinquishing approximately 0.27 acres of City-leased Bureau of Land Management land known as a portion of Parcel Number 125-20-501-002 in the vicinity of Elkhorn Road and US 95 in favor of the State of Nevada Department of Transportation for the planning and design of the Elkhorn Overpass - Ward 6 (Mack)

**Fiscal Impact**☒**No Impact****Amount:**☐**Budget Funds Available****Dept./Division:**☐**Augmentation Required****Funding Source:****PURPOSE/BACKGROUND:**

On March 10, 2003, Public Works/Real Estate received a letter from Nevada Department of Transportation (NDOT) requesting the City to relinquish a portion of land from the existing Recreation & Public Purpose (R&PP) Lease #N-56125 in favor of NDOT. The R&PP Lease is for Mountain Ridge Park. The 5 yr. Lease was issued to the City on 11/11/99 w/a 5-yr. renewal granted on 2/29/00. NDOT's request is in coordination with the City regarding the planning and design of the Elkhorn Overpass to bridge the US-95 freeway. The request has been reviewed and approved by the City Engineer.

**RECOMMENDATION:**

Staff recommends approval

**BACKUP DOCUMENTATION:**

1. Letter of Relinquishment
2. Nevada Department of Transportation's Request Letter
3. Site Map

**COMMITTEE RECOMMENDATION:**

**COUNCILMAN WEEKLY recommended Item 14 be stricken. COUNCILMAN MACK concurred.**

**MINUTES:**

COUNCILMAN MACK declared the Public Hearing open.

REAL ESTATE COMMITTEE MEETING OF MAY 19, 2003

Public Works

Item 14 - Discussion and possible action authorizing staff to submit a letter to the Bureau of Land Management relinquishing approximately 0.27 acres of City-leased Bureau of Land Management land known as a portion of Parcel Number 125-20-501-002 in the vicinity of Elkhorn Road and US 95 in favor of the State of Nevada Department of Transportation for the planning and design of the Elkhorn Overpass

**MINUTES – Continued:**

DAVID ROARK, Manager, Real Estate and Asset Management Division, requested this matter be stricken, as the Bureau of Land Management contacted staff expressing their preference to have the City send them a letter, rather than relinquishing the current lease, giving them authorization to use the property for roadway purchases. The Nevada Department of Transportation was contacted, but has not responded.

No one appeared in opposition and there was no further discussion.

COUNCILMAN MACK declared the Public Hearing closed.

(3:27 – 3:29)

**1-583**

**AGENDA SUMMARY PAGE****REAL ESTATE COMMITTEE MEETING OF: MAY 19, 2003**

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**DEPARTMENT: PUBLIC WORKS****DIRECTOR: RICHARD D. GOECKE**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Mack and Weekly

Discussion and possible action regarding a Memorandum of Lease between the City of Las Vegas and The Charter School Development Foundation for property located on the southwest corner of Lake Mead Boulevard and J Street - Ward 5 (Weekly)

**Fiscal Impact**☒**No Impact****Amount:**☐**Budget Funds Available****Dept./Division:**☐**Augmentation Required****Funding Source:****PURPOSE/BACKGROUND:**

In order to obtain financing for Phase II of the Charter School, the lender is requesting verification of terms contained in the original 2/1/01 Lease through a Memorandum of Lease to state a description of the Premises and the term of lease. This Memorandum of Lease specifies that if there is any inconsistency between the terms of this instrument and the Lease, the terms of the Lease shall prevail.

**RECOMMENDATION:**

Staff recommends approval

**BACKUP DOCUMENTATION:**

Memorandum of Lease

Submitted at the meeting: amended Exhibit A

**COMMITTEE RECOMMENDATION:**

**COUNCILMAN WEEKLY recommended Item 15 be forwarded to the Full Council as amended with a "Do Pass" recommendation. COUNCILMAN MACK concurred.**

**MINUTES:**

COUNCILMAN MACK declared the Public Hearing open.

DAVID ROARK, Manager, Real Estate and Asset Management Division, commented that this matter involves a memorandum of lease with The Charter School Development Foundation, which is the Agassi Foundation.

DEPUTY CITY ATTORNEY PONTICELLO interjected that an amended Exhibit A was being submitted for the Memorandum of Lease, as there was a mistake in the legal description.

REAL ESTATE COMMITTEE MEETING OF MAY 19, 2003

Public Works

Item 15 - Discussion and possible action regarding a Memorandum of Lease between the City of Las Vegas and The Charter School Development Foundation for property located on the southwest corner of Lake Mead Boulevard and J Street

**MINUTES – Continued:**

MR. ROARK said that Amendment Number 1, to the original Lease Agreement, is to correct the state of incorporation and to add the word “The” before the name of the Foundation. The original lease showed The Foundation as being incorporated in Nevada, but it is actually an Ohio corporation. The change is necessary to satisfy the banker for the bond. Staff recommends approval of both Items 15 and 16.

No one appeared in opposition and there was no further discussion.

COUNCILMAN MACK declared the Public Hearing closed.

(3:29 – 3:31)

**1-629**

**AGENDA SUMMARY PAGE**

**REAL ESTATE COMMITTEE MEETING OF: MAY 19, 2003**

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**DEPARTMENT: PUBLIC WORKS**

**DIRECTOR: RICHARD D. GOECKE**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Mack and Weekly

Discussion and possible action regarding an Amendment Number 1 to Lease Agreement between the City of Las Vegas and The Charter School Development Foundation for property located on the southwest corner of Lake Mead Boulevard and J Street - Ward 5 (Weekly)

**Fiscal Impact**

☒

**No Impact**

**Amount:**

☐

**Budget Funds Available**

**Dept./Division:**

☐

**Augmentation Required**

**Funding Source:**

**PURPOSE/BACKGROUND:**

This Amendment corrects each reference of the incorrect name, Charter School Development Foundation, by adding the word "The" immediately preceding such incorrect name, correcting the state of incorporation and a subsection protecting the City's liability and credit against any voluntary termination of the lease.

**RECOMMENDATION:**

Staff recommends approval

**BACKUP DOCUMENTATION:**

Amendment No. 1

**COMMITTEE RECOMMENDATION:**

**COUNCILMAN WEEKLY recommended Item 16 be forwarded to the Full Council with a "Do Pass" recommendation. COUNCILMAN MACK concurred.**

**MINUTES:**

COUNCILMAN MACK declared the Public Hearing open.

DAVID ROARK, Manager, Real Estate and Asset Management Division, was present.

See related Item 15 for discussion.

COUNCILMAN MACK declared the Public Hearing closed.



(3:29 – 3:31)

**1-629**

**AGENDA SUMMARY PAGE**

**REAL ESTATE COMMITTEE MEETING OF: MAY 19, 2003**

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**DEPARTMENT: NEIGHBORHOOD SERVICES**

**DIRECTOR: SHARON SEGERBLOM**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Mack and Weekly

Discussion and possible action regarding a Lease Agreement between the City of Las Vegas and In-House Productions at the Las Vegas Business Center (\$31,536 revenue/36 months-Las Vegas Business Center Operations Fund) - Ward 5 (Weekly)

**Fiscal Impact**

☐

**No Impact**

**Amount:** \$31,536/36 months revenue

☐

**Budget Funds Available**

**Dept./Division:** Neigh. Svcs./Neigh. Devel.

☐

**Augmentation Required**

**Funding Source:** Las Vegas Business Center  
Operations Fund

**PURPOSE/BACKGROUND:**

In-House Productions provides business support services, convention services, and contract labor to the entertainment industry. In-House Productions' lease term is three years with three one-year options for renewal.

**RECOMMENDATION:**

Staff recommends approval of the Lease Agreement between the City of Las Vegas and In-House Productions at the Las Vegas Business Center.

**BACKUP DOCUMENTATION:**

Lease Agreement

**COMMITTEE RECOMMENDATION:**

**COUNCILMAN WEEKLY recommended Item 16 be forwarded to the Full Council with a "Do Pass" recommendation. COUNCILMAN MACK concurred.**

**MINUTES:**

COUNCILMAN MACK declared the Public Hearing open.

SUE PRESCOTT, Neighborhood Services, advised that staff has finally found a suitable tenant for this space at the Business Center. The company provides business support services, convention services, and contract labor to the entertainment industry. Staff recommends approval.

COUNCILMAN WEEKLY confirmed that this agreement is not for space in the Enterprise Park.

REAL ESTATE COMMITTEE MEETING OF MAY 19, 2003

Neighborhood Services

Item 17 - Discussion and possible action regarding a Lease Agreement between the City of Las Vegas and In-House Productions at the Las Vegas Business Center (\$31,536 revenue/36 months-Las Vegas Business Center Operations Fund)

**MINUTES – Continued:**

No one appeared in opposition and there was no further discussion.

COUNCILMAN MACK declared the Public Hearing closed.

(3:31 – 3:32)

**1-701**

**AGENDA SUMMARY PAGE****REAL ESTATE COMMITTEE MEETING OF: MAY 19, 2003****DEPARTMENT: BUSINESS DEVELOPMENT****DIRECTOR: LESA CODER**☐**CONSENT**☒**DISCUSSION****SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Mack and Weekly

Discussion and possible action for Office District Parking I, Inc., as Purchaser, to enter into a Purchase and Sales Agreement with Gerry R. Alesia and Antoinette Alesia (50%), Paul Orfalea (25%), and Dennis Itule and Sheridan Itule (25%), Trustees of the Itule Family Trust dated October 19, 1987, collectively as Seller, for a parcel commonly known as 608 South Fourth Street, in the amount of \$400,000 including brokerage fees (APN 139-34-311-108) - Ward 1 (M. McDonald)

**Fiscal Impact**☐**No Impact****Amount:** \$400,000☒**Budget Funds Available****Dept./Division:** OBD/Economic Division☐**Augmentation Required****Funding Source:** Industrial Revenue Fund**PURPOSE/BACKGROUND:**

This is a willing buyer/willing seller transaction with a final negotiated price that is the same for both 604 and 608 South Fourth Street. The acquisition of these 2 remaining parcels will allow the City to offer a prominent redevelopment parcel in the future within the Office Core District and immediately adjacent to the City's new parking structure.

**RECOMMENDATION:**

Approval

**BACKUP DOCUMENTATION:**

1. Purchase and Sales Agreement
2. Location Map

**COMMITTEE RECOMMENDATION:**

**COUNCILMAN WEEKLY recommended Item 18 be forwarded to the Full Council with a "Do Pass" recommendation. COUNCILMAN MACK concurred.**

**MINUTES:**

COUNCILMAN MACK declared the Public Hearing open.

LESA CODER, Director, Office of Business Development, appeared representing Office District Parking I, Inc., and indicated that about two years ago the City purchased the balance of this City block, with the exception of John Moran's parcel. The two parcels in question are surrounded by City-owned property. She recommended approval at the negotiated price for each parcel. A quick closing will facilitate construction for the parking garage to be constructed west of this site.

REAL ESTATE COMMITTEE MEETING OF MAY 19, 2003

Business Development

Item 18 - Discussion and possible action for Office District Parking I, Inc., as Purchaser, to enter into a Purchase and Sales Agreement with Gerry R. Alesia and Antoinette Alesia (50%), Paul Orfalea (25%), and Dennis Itule and Sheridan Itule (25%), Trustees of the Itule Family Trust dated October 19, 1987, collectively as Seller, for a parcel commonly known as 608 South Fourth Street, in the amount of \$400,000 including brokerage fees (APN 139-34-311-108)

**MINUTES – Continued:**

COUNCILMAN MACK questioned the funds being used to make the purchase. MS. CODER answered that the funds will be taken out of the Industrial Special Revenue Fund.

No one appeared in opposition and there was no further discussion.

COUNCILMAN MACK declared the Public Hearing closed.

(3:10 – 3:12)

**AGENDA SUMMARY PAGE**

**REAL ESTATE COMMITTEE MEETING OF: MAY 19, 2003**

**DEPARTMENT: BUSINESS DEVELOPMENT**

**DIRECTOR: LESA CODER**

☐

**CONSENT**

☒

**DISCUSSION**

**SUBJECT:**

REPORT FROM REAL ESTATE COMMITTEE - Councilmen Mack and Weekly

Discussion and possible action for Office District Parking I, Inc., as purchaser, to enter into a Purchase and Sales Agreement with Harold & Linda Foster Trust, as Seller, for a parcel commonly known as 604 South Fourth Street, in the amount of \$400,000 (APN 139-34-311-109) - Ward 1 (M. McDonald)

**Fiscal Impact**

☐

**No Impact**

**Amount:** \$400,000

☒

**Budget Funds Available**

**Dept./Division:** OBD/Economic Division

☐

**Augmentation Required**

**Funding Source:** Industrial Special Revenue Fund

**PURPOSE/BACKGROUND:**

This is a willing buyer/willing seller transaction with a final negotiated price that is the same for both 604 and 608 South Fourth Street. The acquisition of these 2 remaining parcels will allow the City to offer a prominent redevelopment parcel in the future within the Office Core District and immediately adjacent to the City's new parking structure.

**RECOMMENDATION:**

Approval

**BACKUP DOCUMENTATION:**

1. Purchase and Sales Agreement
2. Location Map

**COMMITTEE RECOMMENDATION:**

**COUNCILMAN WEEKLY recommended Item 19 be forwarded to the Full Council with a "Do Pass" recommendation. COUNCILMAN MACK concurred.**

**MINUTES:**

COUNCILMAN MACK declared the Public Hearing open.

LESA CODER, Director, Office of Business Development, appeared representing Office District Parking I, Inc.

See related Item 18 for discussion.

COUNCILMAN MACK declared the Public Hearing closed.

(3:10 – 3:12)

**1-16**



**REAL ESTATE COMMITTEE AGENDA**  
**REAL ESTATE COMMITTEE MEETING OF: MAY 19, 2003**

CITIZENS PARTICIPATION: ITEMS RAISED UNDER THIS PORTION OF THE AGENDA CANNOT BE DELIBERATED OR ACTED UPON UNTIL THE NOTICE PROVISIONS OF THE OPEN MEETING LAW HAVE BEEN MET. IF YOU WISH TO SPEAK ON A MATTER NOT LISTED ON THE AGENDA, PLEASE CLEARLY STATE YOUR NAME AND ADDRESS. IN CONSIDERATION OF OTHERS, AVOID REPETITION, AND LIMIT YOUR COMMENTS TO NO MORE THAN THREE (3) MINUTES. TO ENSURE ALL PERSONS EQUAL OPPORTUNITY TO SPEAK, EACH SUBJECT MATTER WILL BE LIMITED TO TEN (10) MINUTES.

**MINUTES:**

None.

(3:32)

**1-739**

**THE MEETING ADJOURNED AT 3:32 P.M.**

Respectfully submitted:\_\_\_\_\_

GABRIELA S. PORTILLO-BRENNER, DEPUTY CITY CLERK

May 29, 2003